090.0	0004	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,400 / 803,400
					USE VALUE:	803,400 / 803,400
					ASSESSED:	803,400 / 803,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLEN JEAN M
Owner 2:	
Owner 3:	
Street 1:	42 CANDIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,889 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1805 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10889.000	280,700		522,700	803,400
Total Card	0.250	280,700		522,700	803,400
Total Parcel	0.250	280,700		522,700	803,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.15 | /Parcel: 445.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 58010

GIS Ref

GIS Ref

Insp Date 04/08/14

!7337!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0004-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,700	0	10,889.	522,700	803,400	803,400	Year End Roll	12/18/2019
2019	101	FV	233,500	0	10,889.	530,100	763,600	763,600	Year End Roll	1/3/2019
2018	101	FV	233,500	0	10,889.	395,700	629,200	629,200	Year End Roll	12/20/2017
2017	101	FV	233,500	0	10,889.	358,400	591,900	591,900	Year End Roll	1/3/2017
2016	101	FV	233,500	0	10,889.	343,500	577,000	577,000	Year End	1/4/2016
2015	101	FV	219,300	0	10,889.	291,200	510,500	510,500	Year End Roll	12/11/2014
2014	101	FV	219,300	0	10,889.	276,300	495,600	495,600	Year End Roll	12/16/2013
2013	101	FV	219,300	0	10,889.	262,800	482,100	482,100		12/13/2012

PRINT

Date	Time
12/10/20	21:59:08

LAST REV

Date	Time
04/08/14	14:45:25

philc

7337

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAMI GERALD/ETA	24935-429		10/20/1994		170,000	No	No		Joseph F Allen dod 12/18/2009

USER DEFINED

Prior Id # 1:	58010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2011	158	Manual	8,000					REBUILD RETAINING
11/21/2008	1444	New Wind	38,075					new fr door vinyl
5/28/2002	399	Dormers	60,000	O		G4	GR FY04	SHED & 2 A DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Meas/Inspect	PC	PHIL C
11/10/2000	Hearing N/C	163	PATRIOT
4/29/2000	Inspected	264	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10889		Sq. Ft.	Site		0	70.	0.69	5									522,669						522,700	

Total AC/HA: 0.24998 | Total SF/SM: 10889 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 522,669 | Spl Credit | Total: 522,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	86634
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344811
Depreciation:	64135
Depreciated Total:	280676

COMMENTS

HST UNHEATED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

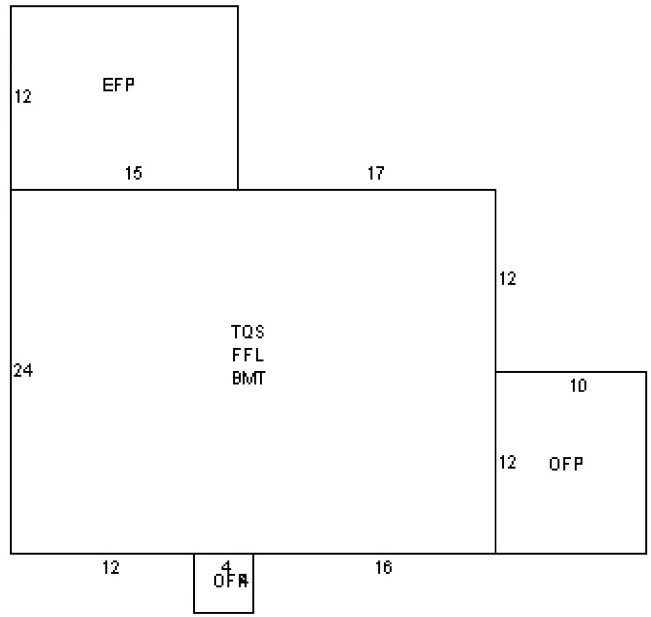
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	115.61
Final Total:	280700	Val/Su SzAd	208.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	73.140	56,168
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
EFP	Enclos Porch	180	42.350	7,622
OFP	Open Porch	136	28.630	3,894

Net Sketched Area:	2,428			Total:	258,177
Size Ad	1344	Gross Are	2620	FinArea	1805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0004-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	